

1 Four Columns Park

Location: Pike Street and Boren Avenue at Interstate 5. The park is listed as a SEPA view protected site for skyline, water or mountain features and is classified by the Department of Parks and Recreation as a neighborhood park and view point. Four Columns Park is also known as Boren-Pike-Pine Place or Boren Avenue Park.

Coordinates: The corridor range is approximately 4.57°. The viewpoint from the park is at State Plane Coordinate X1271444 and Y 227381 (Map 24).

Analysis: The park was created after the construction of I-5 from a leftover parcel of land. In 1967 four sandstone pillars from the former Plymouth Congregational Church were placed on the site. The 1998 Pike-Pine Neighborhood Plan noted the park serves the neighborhood as a gateway to Capitol Hill from downtown and provides a visual connection as well as pedestrian and vehicular connections along the Pike and Pine Av-



Figure 41: View from Four Columns Park

Map 24:
View corridor



enues. The park does provide a skyline view with the Space Needle as part of the cityscape and some view of the Olympic Mountains.

The viewpoint provides an unobstructed, full view of the Space Needle from a distance of approximately 1,760 yards (Figure 41). Located in the Pike-Pine neighborhood along I-5, the view corridor crosses the Denny-Triangle neighborhood. Thirteen acres of parcels are affected within the downtown zones in the corridor including DOC 2, 300', DMC 240 and DMC 160. Additional NC3-85 land is north of Denny Way. There are 25.8 total acres affected within the entire view corridor. (Map 25).

While the viewpoint provides an unobstructed, full view of the Space Needle (almost the entire structure), the park itself ranks “low” for public viewing amenities based on the criteria used in this analysis. The park is literally next to and above Interstate 5, and bordered by Pike Street and Boren Avenue where noise and traffic exhaust made the park’s use less conducive to restful enjoyment. In addition, to prevent view blockage, the need for major mitigation within the downtown sector also contributed to the lower rating.

While park benches provide places to view, the traffic volumes during the daylight hours diminishes the enjoyment. Landscaping has been planted to create a visual block of the Interstate but does little to buffer noise. During the summer and fall months, the rustling leaves on deciduous trees create “white noise” to counter undesirable noises; the extent of this noise abatement was not measured in this review. The maintenance of the park is mainly by DPR; some plantings along I-5 are the responsibility of Washington’s Department of Transportation. Currently, vegetation does not block the view to the Space Needle.

As one of the Pike-Pine neighborhood’s few parks, the space suffers from a lack of use. This issue is being addressed in a neighborhood-sponsored park redesign proposal. One of the main issues for the park’s redesign, is providing viewing opportunities of the city’s skyline (Figure 42). The current CityDesign’s open space initiative also may address connections and opportunities for this space.

At this point, the Space Needle is visible from Four Columns Park. However, based on the current zoning in the Denny-Triangle area, maintaining a full view of the Space Needle may be prohibitive given conflicting goals and objec-

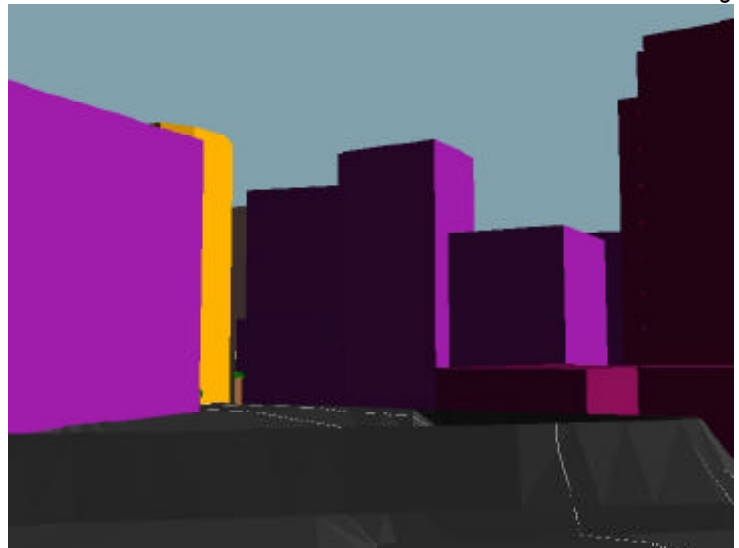


Figure 42: 3-D current wide angle view



Figure 43: 3-D model current view

Figure 44: 3-D future potential development conditions based on current zoning



tives for the dense and active development area in the view corridor. These conflicting goals for view protection and development of the urban center, and the availability of other identified views of the Space Needle, were evaluated in order to consider the extent to which the view of the Space Needle can be protected versus ensuring a captivating view of the city skyline, while conserving the ability to meet other important public policy objectives in the Comprehensive Plan and in accompanying neighborhood plans. Zoned for high density, to meet other city objectives, etc., future development could contribute to enhancing skyline views from the Four Columns, but would inevitably block a specific view of the Space Needle (Figures 43, 44). Under the current SEPA view protection code, views of the downtown skyline also are protected.

In order to maintain and promote Four

Columns as a view-protected site, project height and bulk limits, project denials and down-zoning may need to be considered as mitigation measures for view preservation. Project mitigation and design review offers opportunities to enhance the downtown skyline view but preserving views of specific buildings or structures and distant full views such as the Space Needle could become economically unrealistic, particularly in light of the City's Comprehensive Plan.

For planning purposes, parcels affected within this view corridor are indicated in Map 25. Parcel Identification Numbers (PINs) are also listed and represent approximately 7 parcels of public property and approximately 61 under private/nonprofit ownerships. Future development is expected to occur and is encouraged on many of these corridor parcels.

Matrix view analysis rating: Low

Map 25: Parcels affecting view corridor, including Parcel Identification Numbers (PINs)



Parcel Identification Numbers (PINs)

1985200550
1985200130
1985200130
1985200130
1991200315
1991200270
1991200540
1985200495
1991200075
1991200310
1991200305
1991200095
1991200090
1991200300
1991200170
1991200150
1991200260
1991200205
1991200600
1991200600
1991200705
1991200650
1991200255
1991201050
1991200250
1991200580
1991200225
1991200695
1991200685
1991201030
0697000370
0697000390
0697000435
0697000325
0697000400
0697000355
0697000340
0697000295
0660000355
0697000305
0660000345
0660000375
0660000340
0660000335
0660000500
0660000325
0660000485
0660000280
0660000275
0660000320
0660000270
0660000575
0660000560
0659000750
0660000660
0659000755
0660000670
0660000650
0660000685
0660000639
0660000635
0660001135
0660000625
0660000740
0660000740
0660001095
0660001025
0660001025